

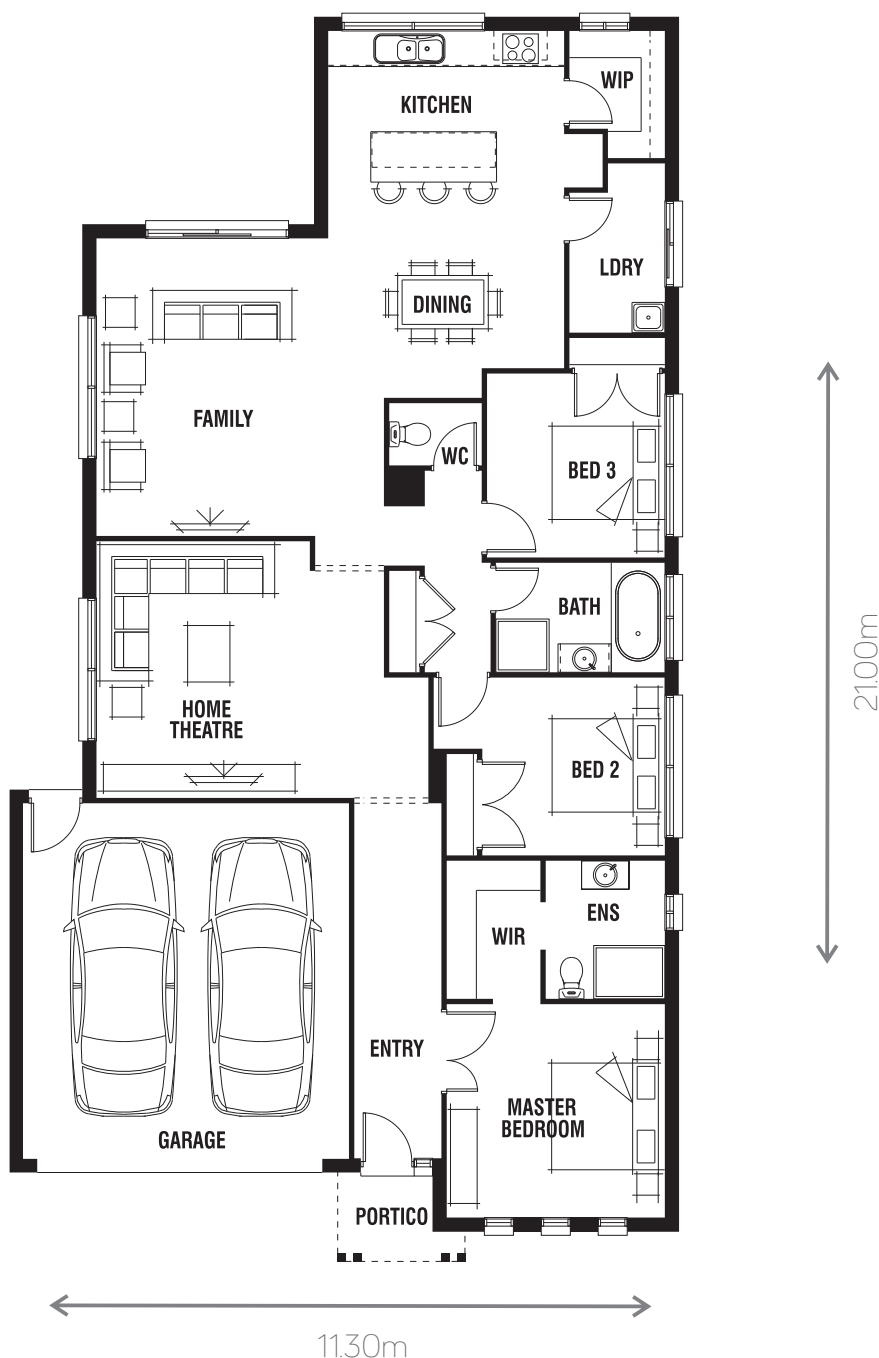
# Montague 21

STANDARD FLOORPLAN with RIVIERA FACADE

3  2  2  2 

Lot Width **12.5m+**

Lot Depth **28.0m+**



## AVAILABLE SIZES

MONTAGUE 19

MONTAGUE 21

## DESIGN OPTIONS

ALFRESCO OPTION

4TH BEDROOM OPTION

4TH BEDROOM & GRAND ALFRESCO OPTION

4TH BEDROOM & LIVING OPTION

4TH BEDROOM, LIVING & ALFRESCO OPTION

4TH BEDROOM, LIVING & GRAND ALFRESCO

4TH BEDROOM, LIVING & EXTENDED KITCHEN

GRAND ALFRESCO OPTION

LIVING & I-HUB OPTION (in lieu of home theatre)

LIVING, I-HUB, EXTENDED KITCHEN & GRAND

ALFRESCO OPTION

LIVING, 4TH BEDROOM, EXTENDED KITCHEN

& GRAND ALFRESCO OPTION

## ROOM SIZES

Master Bedroom	3.6 x 3.7m
Bedroom 2	3.0 x 3.1m
Bedroom 3	3.1 x 3.0m
Home Theatre	4.3 x 3.6m
Family	5.0 x 3.7m
Dining	3.1 x 3.0m

## HOUSE AREA

Living Area	158.80m <sup>2</sup>	17.09sq
Garage	35.98m <sup>2</sup>	3.87sq
Portico	6.22m <sup>2</sup>	0.69sq*
<b>Total</b>	<b>201.00m<sup>2</sup></b>	<b>21.65sq*</b>



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\*Sizes may vary slightly as per facade range. Floorplan based on the Riviera facade - see facade pricelist for RRP. # Minimum Lot Sizes may vary due to Council requirements & estate guidelines. This work is exclusively owned by 'homes by MICHAEL KREGAR' and cannot be reproduced or copied either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying and uploading to the internet) without the written permission of 'homes by MICHAEL KREGAR'. This document is for illustration purposes and should be used as a guide only. Illustrations are not to scale. Garage dimensions are external measurements only. Refer to actual working drawings.